

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 10/25/2016	(3) CONTACT/PHONE Stephanie Fuhs, Project Manager/(805) 781-5721	
(4) SUBJECT Request to approve a FY 2016-17 contract with Rincon Consultants, Inc., in an amount not to exceed \$135,135 to prepare an Environmental Impact Report for the Jack Ranch SLO Tract Map/Conditional Use Permit; TR2429, located at 5502 Los Ranchos Road, San Luis Obispo. District 3.			
(5) RECOMMENDED ACTION It is recommended that your Board approve and sign the contract with Rincon Consultants, Inc. and authorize the Chairperson of the Board of Supervisors to sign the contract on behalf of the County.			
(6) FUNDING SOURCE(S) Applicant Funded	(7) CURRENT YEAR FINANCIAL IMPACT \$135,135.35	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____ ) <input type="checkbox"/> Board Business (Time Est. ____ )			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) 19001702		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A    Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 3			

# County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Stephanie Fuhs, Project Manager

VIA: Ellen Carroll, Planning Manager/Environmental Coordinator

DATE: 10/25/2016

SUBJECT: Request to approve a FY 2016/17 contract with Rincon Consultants, Inc., in an amount not to exceed \$135,135.35 to prepare an Environmental Impact Report for the Jack Ranch SLO Tract Map/Conditional Use Permit; TR2429, located at 5502 Los Ranchos Road, San Luis Obispo. District 3.

## **RECOMMENDATION**

It is recommended that your Board approve and sign the contract with Rincon Consultants, Inc. and authorize the Chairperson of the Board of Supervisors to sign the contract on behalf of the County.

## **DISCUSSION**

### Project Description

The applicant is proposing a 13-lot single-family development on an approximately 299-acre site. The proposed project is located within the County of San Luis Obispo, approximately 2.5 miles south of the City of San Luis Obispo. The project site is within the County's San Luis Obispo Area Plan (San Luis Obispo Sub Area North), and includes the Agriculture and Rural Lands categories, with the Sensitive Resource Area (SRA) combining designation over the hillsides in the southern portion of the site.

The project application includes a Vesting Tentative Tract Map (Tract 2429), and a Conditional Use Permit to allow a major Agricultural Cluster Project, consistent with Section 22.22.150 of the County Land Use Ordinance (LUO). The undeveloped portions of the site would be placed in an agricultural preserve and/or open space easement consistent with the LUO requirements (Section 22.22.150.B.8).

Greystone Place provides access along the southeastern border of the project site, and loops through the property near its southeastern corner. Access to the proposed lots would be provided from a cul-de-sac extending from Greystone Place into the property. A secondary access for emergency purposes would be provided through the Rolling Hills subdivision to the north of the project site. (see Site Plan - Exhibit C).

### Environmental Impact Report (EIR) Scope of Works and Contract

The EIR scope of work focuses on the following areas: Aesthetics, Agricultural Resources, Air Quality, Biology, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Population/Housing, Public Services, Transportation/Circulation, Wastewater, Water & Hydrology and Land Use.

Rincon Consultants, Inc. was chosen because of their work completed on the previously submitted Tract map/Conditional Use Permit on this parcel as well as their understanding of the project, expertise and experience in preparing EIRs. This contract is consistent with all County purchasing procedures.

**OTHER AGENCY INVOLVEMENT/IMPACT**

County Counsel has reviewed and approved the agreement as to form and effect. The contract complies with all County contracting policies and procedures.

**FINANCIAL CONSIDERATIONS**

The applicant will fund the required environmental work. The proposed total of \$135,135.35 would cover the cost of the proposed scope of work (not to exceed \$117,509.00), as well as provide for a contingency fund (not to exceed \$17,626.35). Staff costs will be recovered through fees in compliance with the County's adopted fee schedule.

**RESULTS**

Should the Board of Supervisors approve the staff recommendation, an EIR will be prepared to evaluate the environmental effects of the proposed Tract map/Conditional Use Permit. This is consistent with County Communitywide Results of "A Well Governed Community" and "A Livable Community".

**ATTACHMENTS**

Attachment 1 – EIR Contract with Exhibits